

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/3 Johnstone Street, Seaford Vic 3198

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$920,000

&

\$1,000,000

Median sale price

Median price \$875,000

Property Type House

Suburb Seaford

Period - From 01/04/2025

to

30/06/2025

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	12a Austin Rd SEAFORD 3198	\$1,030,000	05/06/2025
2	26 Johnstone St SEAFORD 3198	\$980,000	05/03/2025
3	11a Portland Pde SEAFORD 3198	\$1,000,000	04/02/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

21/07/2025 12:35

2/3 Johnstone Street, Seaford Vic 3198



Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$920,000 - \$1,000,000
Median House Price
June quarter 2025: \$875,000

Comparable Properties



12a Austin Rd SEAFORD 3198 (REI)

Agent Comments



Price: \$1,030,000
Method: Private Sale
Date: 05/06/2025
Property Type: Townhouse (Single)



26 Johnstone St SEAFORD 3198 (REI/VG)

Agent Comments



Price: \$980,000
Method: Private Sale
Date: 05/03/2025
Property Type: House
Land Size: 614 sqm approx

11a Portland Pde SEAFORD 3198 (VG)

Agent Comments



Price: \$1,000,000
Method: Sale
Date: 04/02/2025
Property Type: House (Res)
Land Size: 313 sqm approx

Account - Jellis Craig



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